Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 4/38 FREDERICK STREET DONCASTER VIC 3108 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $950,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $617,500 | Property type | Unit | Suburb | Doncaster |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 7 REISLING STREET DONCASTER VIC 3108 | $970,000 | 23-Oct-25 |
| 5/93 HARRISON STREET BOX HILL NORTH VIC 3129 | $980,000 | 16-Aug-25 |
| 3/1-3 FRANK STREET DONCASTER VIC 3108 | $905,000 | 13-Sep-25 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**7 REISLING STREET DONCASTER VIC 3108**

3 2 2

Sold Price **$970,000** Sold Date **23-Oct-25**

Distance **1.13km**



**5/93 HARRISON STREET BOX HILL NORTH VIC 3129**

3 2 2

Sold Price **$980,000** Sold Date **16-Aug-25**

Distance **1.02km**



**3/1-3 FRANK STREET DONCASTER VIC 3108**

3 2 2

Sold Price **$905,000** Sold Date **13-Sep-25**

Distance **0.2km**

**RS** = Recent sale **UN** = Undisclosed Sale

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